

**Sol y Lomas Homeowner Association Board Meeting
October 22, 2018
Susan Orth's Home**

Members Present: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Lynn Day and Kathy Schepps

CALL TO ORDER

Susan called the meeting to order at 1 p.m.

TREASURY REPORT

A treasury report was not available because Erika was out of town.

MINUTES

Jackie reported the minutes of the last Board meeting held on August 27, 2018 were approved by the Board members via e-mail and were posted on the Sol y Lomas web site by Dave.

PROPERTY TRANSFERS

148 West Zia Road - Active Listing \$695,000

111 SolyLomas Drive – Active Listing \$945,000

RETURNED MAIL

On the recent postcard mailing, three postcards were returned as undeliverable.

Jack Reese, 104 Calle Palomita – this house is being remodeled and no one is living there; Susan will call him.

Matthew Lane/Beth Lee, 2329 Santa Barbara Drive – Jackie talked to Beth and they receive mail at this address so there is no explanation; they have no objection to the variance.

Megan Green/Will Hawkins, 34 General Sage – this property is being remodeled to be rented; this address will be changed to show the owners who live in another property in Sol y Lomas.

WELCOME BAGS

106 Placita Halcon – Truel and Sheree West; Welcome Bag will be delivered by Kathy to Mark and Christa Romwalter, daughter of Truel West, who are buying the property from the Wests and who are living in the house.

2329 Santa Barbara Drive – Beth Lee and Matthew Lane – delivered on 8-27-18

127 Ridgecrest – Dr. Leslie Lakind – will be delivered by Holly

22 General Sage – Kirk and Sheila Ellis – hope to move in by Thanksgiving and Jackie will deliver

104 Calle Palomita – Jack Reese – is remodeling the house and not living there

124 Ridgecrest – Hakeem and Mary Jo Edwards – have not received contact information

ARCHITECTURAL REVIEW COMMITTEE (ARC) Dave and Kathy

106 Placita Halcon – Mark and Christa Romwalter – requested to enlarge their garage which will put the setback from the street at 31.3 ft. and not the required 35 ft.; a variance to the Covenants was requested; postcards were mailed to the HOA membership September 28th to see if there were objections; no objections to the variance request were received as of 10/21/18; deadline for submission to the Board is 10/31/18.

2107 Calle Tecolote - Mark and Ann Everett – a complaint had been sent to the HOA regarding the new parking spot created at this property; HOA responded that this matter was not within the purview of the HOA.

2307 Calle Halcon – Charlie and Lily O’Leary – remodel was approved; will check on approval letter

26 General Sage – Joann Branch – guest house – pending

22 General Sage – Kirk and Sheila Ellis – carport conversion to living space – pending

ARC ROTATION

The ARC members will rotate monthly responding to new requests. The rotation will designate an initial contact person to respond to the homeowner. ARC members will collaborate as needed to resolve issues.

November – Dave; December – Kathy; January – Holly (to be confirmed)

Lynn suggested she could be available to assist the ARC.

ANNUAL HOA MEETING FOR 2019

January 12th and January 19th, both Saturdays, were suggested as possible dates for the 2019 Annual HOA meeting. It was decided January 19th would be the better date, giving more time between the holidays and the date of the meeting to get the mailing out. Jackie will contact the United Church of Santa Fe to reserve the meeting room. Susan will see that the mailing is prepared for mailing at least 10 days prior to the meeting. It will include a letter and agenda, a financial statement for 2018, a proposed budget for 2019 and the proposed Second Amendment to the By-Laws. Susan will print the letter and agenda and labels. Lynn volunteered to do the labeling and mailing. Jackie offered to help.

BY-LAWS UPDATE

Proposed changes to the By-Laws were submitted to attorney Stephen Tinkler. A draft Second Amendment was received back from Mr. Tinkler. There were problems with the draft and Susan, Holly and Jackie met on October 19th to hammer them out. Subsequently, Holly and Jackie formulated a new draft of the Second Amendment, which was distributed to the Board. It was reviewed by the Trustees and one additional change was made to delete the article “the” in the title line “The Sol y Lomas Homeowner Association”. This draft will now be submitted back to Mr. Tinkler for final review. The plan is to have this Second Amendment voted on by the Trustees at the Annual Meeting to be held in January, 2019.

ARTICLES OF INCORPORATION UPDATE

Attorney Mr. Tinkler had also reviewed the Articles of Incorporation and noted that in the original Articles, Kim Udall was identified as the registered agent and had signed the Articles. Mr. Udall no longer lives within the HOA, and it was decided to name a new registered agent. Dave Steinkraus, the HOA Vice President, was selected. Susan offered to have the amended Articles recorded at the County.

NEXT MEETING – Monday, December 3, 2018, 1 p.m. at 2115 Calle Tecolote

ADJOURNMENT

Meeting adjourned at 2 p.m.

Submitted by Jackie Dulle, Secretary